

Village of **Millbrook**

Comprehensive Land Use Plan
DRAFT FOR REVIEW - May 16, 2009



SEC Group, Inc.

Engineering • Surveying • Planning • Landscape Architecture



ACKNOWLEDGEMENTS

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Exhibit List

Exhibit A – Aerial Exhibit

Exhibit B – Natural Features Exhibit

Exhibit C - Future Land Use Plan

Exhibit D - Transportation Plan

Exhibit E – Scenic Corridors

Note: All exhibits are included at the end of this document.



Introduction, Purpose and Study Area

Introduction and Purpose

The Village of Millbrook leaders and citizens have recognized future growth pressures and therefore, understand the need to create a Comprehensive Land Use Plan. The purpose of this plan is to serve as the principal policy document providing overall direction for orderly growth within the Village of Millbrook. This document will be utilized by Village leaders, property owners, developers, and citizens as the policy basis for guiding decisions regarding new developments.



It is important to note that this plan is not a zoning map, however, it communicates the Village's vision and it demonstrates the conceptual framework for all land use decisions. The plan is comprehensive, long-range, general in nature, and first a policy instrument, and only second a technical instrument. As a policy instrument the Comprehensive Land Use Plan will serve many purposes some of which are listed below:

- Provide a long term outlook of growth and development and establish a consensus on objectives, priorities and the overall vision for the Village.
- Protect residential neighborhoods from incompatible adjacent development.
- Integrate commercial and multiple family residential developments within the Village of Millbrook, while respecting existing estate single family residences.
- Carefully control development by maintaining high standards for compatibility between new developments and existing adjacent land uses.
- Establish compatibility between new developments and existing adjacent land uses and businesses.
- Establish well-planned future transportation corridors.

To proactively address the issues of growth and development, the Village of Millbrook completed a Comprehensive Land Use Plan focusing on the following key core elements;

- Natural Resources
- Open Space and Parks
- Land Uses
- Transportation
- Economic Development and Housing

Study Area

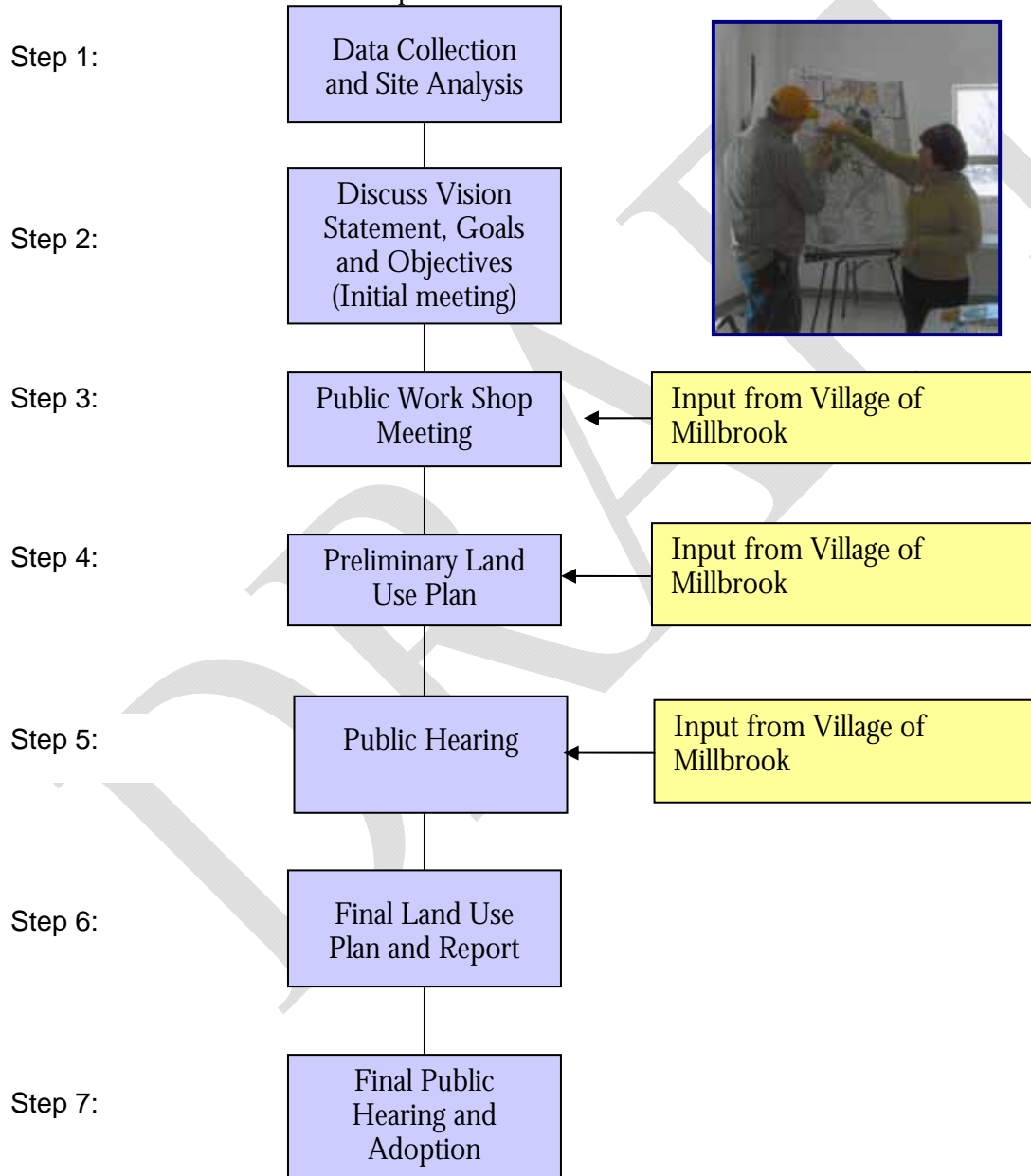
The Village of Millbrook, Illinois lies adjacent to the Fox River southwest of the Chicago metropolitan region in Kendall County, Illinois. The LaSalle County boundary is immediately west of the Village of Millbrook. Adjacent municipalities are Yorkville to the east, Plano to the north, Sandwich to the northwest, and Millington and Newark to the south and southwest. Illinois Route 71 is the primary route providing regional access to the Village of Millbrook in addition to other significant roads such as Fox River Drive, Whitfield, Millbrook, Rogers and Budd Roads. The study area is approximately 1 ½ miles outside the existing Village of Millbrook municipal boundary and the surrounding areas likely to be annexed into the Village. **(SEE EXHIBIT A - AERIAL EXHIBIT)**

History Text to be added



Community Involvement and the Planning Process

To ensure that the planning process for the Village of Millbrook was responsive to the concerns and desires of its residents, community involvement in the preparation of the comprehensive plan was actively encouraged and openly accepted by the community leaders. Input from the Village leaders and residents were gathered through several workshops and public meetings as described below. The chart below depicts the overall steps of the planning process and demonstrates how significant community input was incorporated throughout the plan creation. The following pages also describe, in more detail, the planning process utilized to create this Comprehensive Plan.





Step 1: Data Collection and Analysis

To begin the process, the Village Consultant collected all applicable information and data necessary to complete the study. The Village was provided aerial photos, and a Natural Features Exhibit to demonstrate the opportunities and constraints inherent in the study area. Some of the items demonstrated on this map are wetlands, floodplain areas, existing trees, state parks, forest preserves, and existing transportation corridors. **(SEE EXHIBIT B – NATURAL FEATURES)**

Step 2: Vision Statement, Goals and Objectives

Once the data collection and overall site analysis was prepared and reviewed, the Village of Millbrook leaders and citizens defined a vision statement and goals and objectives. The goals and objectives focus around environmental concerns, growth trends, and overall issues and opportunities regarding development in the future. See the section on the Vision Statement, Goals and Objectives in this report.

Step 3: Public Work Shop

Involving the public and residents of The Village of Millbrook is the most important step in the process of creating a comprehensive plan. To ensure that the planning effort for the Village of Millbrook is responsive to the concerns and desires of its general population, citizen participation in the preparation of the comprehensive plan was actively encouraged and openly accepted by the community leaders. A public work shop/charrette was held on February 24, 2009 where residents and Village leaders portrayed their thoughts and ideas by creating conceptual land use plans. A brief presentation was provided to inform attendees about the purpose and goals of the Comprehensive Land Use Plan. Following the presentation, the attendees divided into two groups and discussed the various issues, opportunities and constraints within the study area. Each group created a draft plan and presented to the larger group. Attendees were able to voice their opinions and thoughts about existing growth patterns and their desire to preserve Millbrook's unique identity and character. The following is a summary of some of the opinions, comments and issues discussed at the work shop:



- Desire to keep “old Millbrook” (the existing core town) preserved and intact.
- Transportation issues such as increased traffic, intersection safety problems and overall future road circulation.
- Potential for future commercial uses at the proposed Prairie Parkway and Route 71 intersection southeast of the current Village limits.
- Desire for conservative growth and quality development.
- Potential to extend Whitfield to Lions Road and possibly extend Walker Road to Finney Road.
- It was stated that Whitfield and Fox Road will be the primary roads in the future.
- Examine Millbrook Road realignment behind the bank.
- Trails should not go through private property if at all possible. Keeping trails on road corridors, forest preserves, state land and along the river as much as possible is a desire of residents of the area.





- More open space northwest of Millbrook Estates and west of the forest preserve land is preferred. Also a possibility for a future church was proposed in that area.
- Business park and office uses should be located along the Prairie Parkway corridor.
- Commercial at the interchange of the Prairie Parkway and Route 71, and the Walker/Millbrook/Route 71 intersection.
- Commercial or specialty shops are desired in the downtown area.
- Multi-family and high density should only be located in a few select areas-along Route 71.
- Place medium density around Millbrook Estates (or similar density).
- Low density and estate sized lots are desired throughout most of the study area.

The opinions, comments and ideas provided from this workshop meeting were noted and carefully considered by the Planning and Zoning Committee, Village Board members, and the Village Planning Consultant.

Step 4: Preliminary Comprehensive Land Use Plan

Based on the results of the Public Workshop, the Village consultant drafted a preliminary comprehensive land use plan for future review and input by the board. The Preliminary Comprehensive Land Use Plan, design standards and text document took into account information gathered during the Public Workshop, stakeholder and public meetings. Proposed land uses were assigned and located in the study area based upon aforementioned criteria such as compatibility with existing land uses, environmental features, residential type and density, open space features and opportunities and transportation corridors.

Step 5: Planning Committee Meeting – draft plan presented

On March 18, 2009 a draft of the Comprehensive Land Use Plan was presented to the Planning Committee. The exhibits and other opportunities and constraints were discussed and direction was provided to move forward on the Land Use Plan and Transportation Plan.

Step 6: Public Hearing

Public Hearing – draft plan presented

On May 16, 2009 a final draft of the Comprehensive Plan was presented at the formal public hearing. A public hearing was held to present the draft plan and report to the attendees. The Vision Statement, Goals and Objectives were provided to the attendees and discussed.

Step 7: Final Comprehensive Land Use Plan and Report

Once the Preliminary Land Use Plan review process and public hearing was complete, the Final Comprehensive Land Use Plan and Report was drafted addressing the key core elements as mentioned previously.

Step 8: Final Public Hearing and Village Board Approval

2nd Public Hearing – adoption of plan

A final public hearing was held on **DATE TO BE DETERMINED** to present the Final Land Use Plan and Report for approval.



Vision Statement, Goals and Objectives

The Village of Millbrook has unique physical characteristics and a rich natural environment that makes it a great community. Therefore, in order to respect and protect these features the following Vision Statement, Goals and Objectives are provided. These statements should be used in conjunction with the Land Use Plan to guide to direct developers, residents, and Village leaders to reach the desired growth.



Village of Millbrook Comprehensive Plan “Vision Statement”

The following vision statement reflects the citizens' overall desires for Millbrook's future. The vision statement has been developed based on input at the public workshop, planning committee and city council meetings. The vision is the common ground that will connect all the elements of the Plan. The vision demonstrates the consensus and shared belief of Village leaders and residents.

“The Village desires to preserve and enhance its tremendous natural resources, character and environment while permitting sound residential and non-residential development in appropriate areas of the Village. Furthermore, the Village of Millbrook wishes to preserve and protect the excellent quality of life that initially attracted current residents.”

Through the planning process the Vision Statement was translated into more specific goals and objectives. These goals and objectives have been organized into four main categories:

- Character and Environment
- Residential Development
- Commercial and Non-Residential Development
- Transportation and Circulation
- Parks and Open Space



CHARACTER and ENVIRONMENT

GOAL 1 - Respect and maintain the unique feel and character that defines the Village of Millbrook.

- Promote compatible land use transitions with the existing development throughout the Village (i.e. provide low density residential adjacent to existing estate residential areas).
- Consider Conservation Design techniques (i.e. clustering) within proposed developments to provide larger contiguous areas of open space.
- Incorporate open space and landscape buffers into all land use classifications in order to blend with the existing character of the area.



GOAL 2 – Protect scenic view corridors leading into and throughout the Village, specifically Route 71, Millbrook Road, Fox River Drive, Whitfield Road, Budd Road and River Road.

- Define prominent “gateways” and transportation corridors into Millbrook and establish significant landscape buffers along major road corridors.
- Provide view corridors to open space features and environmental areas along these routes.

GOAL 3 - Encourage the most desirable and efficient use of land, while enhancing the physical environment through compatible land use configurations.

- Promote Conservation Design Planning techniques for all new residential development.
- Provide new developments that are compatible with existing land uses in terms of density, building heights, scale and impact to adjacent property.
- Ensure that the local infrastructure systems can accommodate future growth; ensure that such systems are expanded to areas of more compact growth.

GOAL 4 - Make certain that future development is sensitive to the natural topography, views, drainage patterns, existing vegetation, and historic or agricultural structures which serve as landmarks for Millbrook.

- Plan for future development that is compatible with the Village’s natural features, environmentally-sensitive areas (i.e. Hollenback Creek) and existing land uses.



- Preserve and incorporate existing natural features into future development plans.
- Encourage developments which are sensitive to the natural forms of the land in an attempt to maintain scenic vistas and natural drainage patterns. Avoid proposals for massive cut and fill alterations which modify the visual character of the area.
- Encourage the preservation of existing farmsteads in parks, open spaces or separate lots within the development to maintain the agricultural qualities of the area.

GOAL 5 - Establish the Hollenback Creek Corridor as a prominent feature of Millbrook.

- Explore recreational opportunities focused along the Hollenback Creek corridor (i.e. nature preserves, trails, picnic pavilions, and parks).
- Preserve the natural beauty of the creek and explore the creation of a contiguous trail or greenbelt along the river.



RESIDENTIAL DEVELOPMENT

GOAL 1 - Encourage high quality and creative residential development.

- Establish a high level of aesthetic appeal through the implementation of architectural and landscape controls, thereby ensuring quality development that fits into and compliments the existing character of Millbrook.
- Utilize Conservation Design by clustering development to reduce infrastructure costs and future infrastructure maintenance costs, preserve natural features and maximize the visual impact of open space.



GOAL 2 - Protect existing neighborhoods by ensuring appropriate residential land use designations adjacent to established neighborhoods.

- Promote compatible land use transitions and encourage the development of estate-sized lots adjacent to existing estate-sized developments.



COMMERCIAL AND NON-RESIDENTIAL DEVELOPMENT

GOAL 1 - Provide significant commercial uses so that future economic development opportunities provide the Village with a positive fiscal outlook.

- Encourage major commercial uses within the Route 71 corridor at the proposed Prairie Parkway interchange
- Encourage and foster specialty commercial businesses in existing downtown Millbrook.
- Allow for and accommodate for additional schools, places of worship and other public services.



GOAL 2 - Encourage the development of commercial “nodes.”

- Promote concentrated areas of commercial and retail uses instead of “strip center” developments.
- Provide smaller neighborhood commercial uses, where appropriate throughout the study area at key intersections (i.e. Route 71 and Millbrook Road).

TRANSPORTATION AND CIRCULATION

GOAL 1 - Identify future road corridors and connections to the existing transportation network.

GOAL 2 - Promote coordinated site planning efforts between adjacent developments to reduce the number of access points on collector roads (Route 71, Millbrook Road, Fox River Drive, Whitefield Road, and Fox River Drive).

GOAL 3 - Provide for alternative modes of transportation.

- Incorporate bike trails in new developments and provide connections to existing and proposed trails along the Fox River.
- Provide for pedestrian connectivity between various land uses.
- Pursue trail connections to other municipalities (i.e. Yorkville, Plano, Oswego).



OPEN SPACE

GOAL 1 - Identify and protect key scenic view corridors to significant natural features (i.e. major tree stands, wetlands, etc.) which define the character of Millbrook.

- Take into consideration significant landscape buffers, building height restrictions and locations of parks and open space corridors to preserve desirable views, especially those of the Fox River and Hollenback Creek Corridor.
- Locate open space amenities such as parks and recreation activities along the Fox River and the Hollenback Creek corridor.



GOAL 2 - Promote conservation, enhancement and protection of important natural features and resources.

- Coordinate with Kendall County and other adjacent municipalities to ensure that local environmentally-sensitive areas are documented, so that any development in and around such areas can be carefully monitored.
- Develop guidelines for preservation of significant trees and natural areas.



GOAL 3 – Provide multiple areas for future parks, in order to provide open space and recreation in close proximity to all residents.

- Develop a comprehensive open space, parks and trails master plan in order to meet the future needs of residents as Millbrook grows.
- Pursue grant opportunities (i.e. OSLAD-Open Space Lands Acquisition and Development Program) and other types of funding to purchase land for future parks and open space elements.



Natural and Physical Inventory

It is very important to inventory the Natural and Physical elements within and surrounding the Village of Millbrook. From agriculture and existing farmsteads, to the Fox River and Hollenback Creek Corridor, the Village of Millbrook has generally remained intact as a pristine rural community. Residents and community leaders recognize approaching urban growth could destroy some of these elements and therefore, wish to protect these valuable resources in order to maintain the feel of their community. Overall, the citizens of Millbrook have a strong sense of stewardship of the land, pride in the agricultural aspects and a desire to protect the beautiful natural environment of the area. Country roads, scenic views, significant forested areas, pristine water resources and small town character are highly valued amenities.

Natural Inventory

An inventory of existing natural features (Fox River, Hollenback Creek, floodplains, drainage ways and environmental corridors, existing trees, wetlands, topography, soils, Forest Preserves, State Parks, etc.) have been identified on the Natural Features Exhibit.

Floodplains

Floodplains are a critical environmental issue that were carefully considered in the creation of future transportation routes, open space corridors and overall land use patterns. The Federal Emergency Management Agency (FEMA) has designated areas known as the 100-year flood plain on maps used to determine flood insurance rates. This designated floodplain is an area with a one percent chance of flooding in any given year. Due to the potential of flooding, intensive development is not allowed and therefore these corridors become important areas for permanent open space and recreation. The floodplains are designated on the Natural Features Exhibit.



Drainage Ways and Environmental Corridors

Proposed site plans shall incorporate existing drainage patterns on-site, in an effort to avoid significantly altering the manner in which drainage flows off-site. The existing drainage ways should be utilized for creating naturalized storm water control (i.e. bio-basins and bio-swales).

Existing Trees

Many existing trees and forested areas exist throughout the study area. These important natural elements have been mapped on the Natural Features Exhibit. It is a focus of the Village of Millbrook to minimize disturbance in areas of significant existing vegetation.

Wetlands

Many wetland areas exist throughout the study area based upon the National Wetlands Inventory provided by the U.S. Fish and Wildlife Agency. For any development planned around an identified wetland, a more detailed review by a qualified wetlands expert will be needed.



Topography

Significant topography exists throughout the study area of Millbrook. Rolling topography, significant ridge lines and low lying areas all contribute to a diversity of topography which provides Millbrook a unique character. In any future development the existing topography should be incorporated into the site design of residential and commercial projects. Creeks and drainage ways along the Fox River Watershed should be preserved as they are the character of the area and these natural systems flow directly into the Fox River.

Physical Inventory

Existing Land Uses and Zoning

Existing physical features, land uses and zoning dictate where many proposed land uses should occur. The predominate zoning throughout most of the Village is single family detached homes with a few small areas of non-residential uses (i.e. Winding Creek Nursery, bank, public facilities and school). Agricultural land uses are prevalent throughout most of the study area outside of the existing municipal boundary.

ADDITIONAL TEXT TO BE ADDED ON PHYSICAL ELEMENTS



WINDING CREEK NURSERY
MILLBROOK, IL



A MAJOR POWERLINE CORRIDOR IS A
SIGNIFICANT PHYSICAL ELEMENT
THROUGH THE VILLAGE OF MILLBROOK
STUDY AREA



KENDALL COUNTY SUBDIVISIONS
EXIST IN THE STUDY AREA (THE
ESTATES OF MILLBROOK)

Protecting the natural and physical features of Millbrook

While the Comprehensive Land Use Plan will accommodate controlled growth, the citizens of the Village of Millbrook desire to protect the natural and physical features that were inventoried and described above to ensure an attractive community for generations to come. In order to achieve this goal the following items are recommendations to consider;

- Every effort should be made in the construction process to preserve quality, existing trees. Protective fencing and other tree preservation techniques will be needed.



THE VILLAGE OF MILLBROOK HAS MANY PHYSICAL
AND NATURAL FEATURES THROUGHOUT THE
SURROUNDING AREA (FOX RIVER PICTURED



- Provide views and vistas to the Fox River, Hollenback Creek and other environmental areas throughout the study area.
- Establish design standards and significant landscape buffers along roads throughout the Village (i.e. Illinois Route 71, Fox River Drive, Budd Road, etc.).
- Development on unsuitable soils should be discouraged and these areas should be incorporated into the open space system.
- Minimize cut and fill on-site, to reduce effects upon the existing drainage patterns and natural character of the site.
- When developing private property, development should be clustered and designed in an effort to reduce mass grading activities thus avoiding impact to the existing natural features.
- Consider incorporating pre-existing site structures and elements which express the rural character of Millbrook into the plans for open space or parks. For instance, a well-preserved barn could be featured, in order to enhance the intrinsic value of the surrounding site.
- Preserve historic structures and farmsteads, as appropriate and as financially feasible.

Scenic Corridors

Scenic Corridor overlays have been depicted on Exhibit E. These corridors (shown in green), and their corresponding visual quality are critical to the perception throughout Millbrook. By analyzing the land uses, views and environmental features along the major roadways the Comprehensive Plan inventories the significant scenic views and identifies corridors which may be considered scenic. Distant views, existing trees, interesting topography are some of the natural or physical features. The Village of Millbrook wishes to protect these scenic views and corridors by requesting significant landscape buffers, building setbacks and quality architecture



The primary corridors identified as Scenic Corridors include:

- Route 71
- Millbrook Road
- Fox River Drive
- River Road
- Millhurst Road
- Whitfield Road



Therefore, along these corridors the Village of Millbrook requests special treatment such as native landscaping (i.e. native trees, shrubs, grasses and flowers), informal tree massings, split rail fencing and other similar rural and naturalistic materials (earth tone colors), preserved existing vegetation, retention ponds and storm water management areas. All residential development adjacent to the primary corridors must have a landscape buffer of at least 75 feet or more, as measured from the edge of the ultimate right-of-way. Landscape plans within the buffers should have an informal and more “naturalized” theme in order to capture the rural landscape. Where distant scenic vistas are prominent along a “Scenic Corridor”, the buffers should be designed in a manner which frames the distant views.



Land Use Plan Classifications and Planning Principles

The Village should utilize this Comprehensive Land Use Plan document and exhibits, to establish a general pattern of development and classifications of land use within Millbrook. The desired land use classifications and pattern of development should be further implemented through adopted policies, enacted ordinances and recognized guidelines.

Proposed land uses are assigned and located in the study area based upon some of the following criteria:

- Compatibility with existing land uses
- Existing zoning
- Respect for existing environmental features
- Open space opportunities
- Residential type and density
- Existing and Future Transportation and infrastructure potential

The Comprehensive Land Use Plan evaluates the entire study area **(See Exhibit C – Land Use Plan.)** It is important to note that development and economic trends and other factors that occur in the future, after the Comprehensive Land Use Plan is adopted, may mean that certain future development proposals are contrary to the land uses shown on the approved map. If this occurs, the Village should indicate why the deviation from the Comprehensive Land Use Plan is being considered, and what factors are considered beneficial to the Village and the residents. If such major changes occur, and especially if there is a significant benefit to the Village of Millbrook, these proposals should be approved and the Comprehensive Land Use Plan should be amended accordingly.

In addition to the general land use areas designated on the approved Village of Millbrook Land Use Plan, developers, builders and the like must contribute to the following items as requested by the Village:

- Assist with funding of off-site infrastructure improvements (water, sanitary, wastewater, transportation and other needed public improvements).
- Integration of architectural standards that meet or exceed the requests of the Village.
- Increased landscaping (i.e. significant landscape buffers, plant massing).



- Open Space at or above 30% of the total gross acres of the proposed project.

The following land use classifications were assigned for the Village of Millbrook for Residential and Non-Residential uses.

Residential Land Use Classification

To effectively guide development and densities appropriate for the Comprehensive Land Use Plan's residential development goals, this plan defines the following Residential Land Use classes:

- **Low Density Residential**
- **Medium Density Residential**
- **High Density Residential**

Low Density Residential

Maximum Density: .65 dwelling unit per gross acre

Intent

The Low Density Residential Land Use is intended to be comprised of single-family detached residences. This classification is located in areas adjacent to existing low density residential areas. Integration of expansive open spaces, particularly along major roadways on the periphery of each development and transitioning to adjacent areas, is vital to the character of this land use.



Location

- Adjacent to agricultural areas and existing low density residential uses.
- Throughout the perimeter of the study area as a transition to the more rural areas of Millbrook.
- Adjacent to the Fox River Corridor and other non-obtrusive land uses.

Medium Density Residential

Maximum Density: 1.5 dwelling unit per gross acre

Intent

The Medium Density Residential Land Use classification establishes a setting that includes residential uses of increased densities while maintaining significant open spaces by use of clustering. This land use is generally located adjacent to high density areas, commercial nodes and in closer proximity to the existing downtown.



This type of housing serves as a positive buffering element between low density residential land uses and high density uses near commercial nodes.

Location

- Adjacent to low density residential and sometimes adjacent to high density residential.
- Often located near major commercial nodes and other non-residential uses.



High Density Residential

Density: 6.0 dwelling units per gross acre

Intent

The High Density Residential classification establishes a residential setting that includes a mix of residential product and neighborhoods of varying densities, open spaces and carefully integrated attached homes. In order to ensure that the land use classification develop such that they are meeting the desires of the Village of Millbrook leaders, the Village should ensure that requirements related to aesthetics and compatibility are contained within related ordinances. Such requirements should address:

- Quality architecture and masonry (i.e. form, color, textures, etc.).
- Significant open space.
- Increased landscaping.
- Appropriate Setbacks.

This type of housing generally serves as a positive buffering element between commercial and other non-residential uses as well as less intensity uses such as Medium Density, Low Density, Open Space, etc.). For example, the High Density areas can be designed to provide intermediary space between medium density residential areas and non-residential areas.

Location

- Surrounding major commercial areas along Route 71 and at the proposed Prairie Parkway interchange.



- Minimize development on, and destruction of, sensitive natural resource areas; existing drainage ways, wildlife habitats, woodlands, wetlands, mature trees, and steep slopes.
- Utilize Best Management Practices and Low Impact Development techniques (Alternative storm water solutions) and reduce the quantity and improve the quality of storm water runoff from development.
- Minimize impervious surface area through reduction of pavement and other surfaces.
- Reduce the capital cost of development for the Village and the developer.
- Protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping, setbacks, buffers or other methods.
- Develop flexible lot design standards to promote creative and environmentally sensitive site design.
- Protect and manage natural areas for long term preservation.



Environmental Benefits

Conventional development practices have historically led to flooding, degraded water quality, and habitat destruction. On the contrary, conservation design practices can benefit the natural environment in many ways.

- Preserve natural drainage ways, creeks or rivers within development projects.
- Preserve major stands of existing trees, specimen trees and other natural vegetation.
- Improved water quality through Low Impact Development techniques (i.e. bio-basins, rain gardens, bio-swales).
- Reduced flooding in areas that are prone to downstream flooding.
- Protect native wildlife habitat areas and provide new areas for wildlife habitation.
- Protect and recharge aquifers.



Economic Benefits

- Minimizes storm water pipe and length of streets, thus reducing costs and long-term maintenance.
- Reduces municipal long-term costs of open space, since natural areas are more economical through conservation design than through outright purchase.
- Reduces long-term maintenance and development costs, since infrastructure (roads, sewer pipe, streetlights, water lines, storm water pipe, etc.) are reduced.



Non-Residential Land Use Classifications

The Future Land Use Plan exhibit includes distinct, significant areas to locate non-residential uses. Such uses provide necessary employment opportunities for area residents, and strengthen the economic base of the Village of Millbrook, as specified in the goals and objectives of the Comprehensive Land Use Plan. In order to provide a variety of non-residential uses in Millbrook, several categories within this section are established. The Non-Residential Land Use Classification includes:

- **Commercial**
- **Business Park/Office**
- **Industrial**
- **Public/Schools**
- **Open Space**

In addition to the general land use areas designated on the approved Village of Millbrook Land Use Plan, developers, builders and the like must contribute to the following items as requested by the Village:

- Assist with funding of off-site infrastructure improvements (water, sanitary, wastewater, transportation and other public infrastructure improvements.)
- Integration of architectural standards that meet or exceed the requests of the Village.
- Increased landscaping (i.e. significant landscape buffers, plant massing).

Commercial

Recommendations regarding the locations and amounts of commercial space are intended to provide adequate areas for retail development, such that in the future Millbrook's residents are able to purchase the goods they need locally without having to travel to surrounding cities. This will benefit citizens by enabling them to have their retail needs met locally, and will benefit and support the Village by enabling it to capture the retail tax revenue generated by its citizenry.

Intent

The Commercial Land Use classification includes all commercial-oriented uses including, but not limited to, service businesses, grocery, restaurant, entertainment, and may include some professional and business offices.

As the Future Land Use plan shows, it is recommended that commercial uses be located along major thoroughfares and at key intersections (existing or proposed) in Millbrook. The guiding principle for this placement is to provide good accessibility and visibility.

Location for commercial land uses

- Along major arterials (i.e. Route 71 and the proposed Prairie Parkway interchange).
- Intersection of Route 71, Millbrook Road and Walker Road.



- Existing Downtown Millbrook (see below).

Business Park/Office

Intent

The Business Park/Office classification seeks to encourage development of office uses in a business park-like setting along the proposed Prairie Parkway. Primary uses are intended to be large professional office properties and facilities for research, testing and product development. Light manufacturing uses are intended to be limited in scope. The Business Park/Office Land Use class can be used as a transition from industrial uses to commercial uses. Developments in this class should be designed to be non-obtrusive to other less obtrusive land uses (i.e. residential).

It is recommended that the Village concentrate on attracting businesses engaged in activities that would be contained within a building (i.e. a minimal amount of open storage), such as high-tech services.

Location

- Along the proposed Prairie Parkway corridor.
- Northeast of the Route 71 and the proposed Prairie Parkway interchange.

Industrial

Intent

The Industrial Use classification intends to allow limited and general manufacturing, assembly, wholesale and warehouse uses (not heavy industrial uses) in areas served well by transportation and related infrastructure.

Location

- Along the proposed Prairie Parkway corridor.
- Northeast of the Route 71 and the proposed Prairie Parkway interchange.

Public/Schools

Intent

The Public/Schools classification is a public/semi-public classification intended to locate existing and future public facilities within the Village. Additionally the Village of Millbrook may need public facilities, in addition to schools, places of worship, cemeteries and other non-private land uses. The Comprehensive Land Use Plan assumes that these facilities are allowed within the various land use categories illustrated on the plan, as deemed necessary by the Village.





Open Space

Intent

The Open Space Land Use classification proposes areas of recreational uses, preservation of environmentally-sensitive areas, and locations for new designated open spaces and trails if requested by the Village.

Consistent with the goals and objectives of the Comprehensive Land Use Plan, this land use also seeks to provide a connected greenway system that links developments and residents within Millbrook. Given the significant existing natural features in and around Millbrook there

are many public open spaces and parks. Features like Silver Springs State Park, Shuh Shuh Gah Canoe Launch, State Park, Kendall County Forest Preserve property offer residents of the area quality open space.

The Village of Millbrook should consider additional open space areas within the Village. Therefore, the Open Space land use classification (as shown on the Land Use Plan) provides approximate locations of future greenways, open space corridors. In the future the Village of Millbrook should focus on creating a Park and Trail master plan for the entire study area. At this time specific parks and trails are not designated on the map, however the Village may request parks and trails as part of future developments.



THE SHUH SHUH GAH CANOE LAUNCH IS A GREAT AMENITY OF MILLBROOK AREA RESIDENTS



THE VILLAGE OF MILLBROOK HAS OPPORTUNITIES TO CONNECT GREENWAYS AND TRAILS TO SIGNIFICANT EXISTING OPEN SPACE AREAS LIKE SILVER SPRINGS STATE PARK

This Open Space classification is not intended to establish locations for open spaces within Planned Unit Developments or other developments. All planned developments are expected to consult with the Village of Millbrook to ensure that the recreational needs of existing and future residents are being addressed. However, open space within and surrounding developments can be a tool in which one can provide transitions to obtrusive land uses. Existing vegetation for example should be utilized to provide a mature, natural buffer between a residential area and non residential land use. If existing vegetative buffers are not possible, utilize landscaping to screen and buffer residential uses from higher intensity, non-residential uses.

As the Village grows, community leaders should proactively identify the open space needs of the community and focus on ensuring that future population growth will be well served with trails, park and open space lands. The following is a list of potential action items in regards to open space, trails and parks.

- Create a comprehensive Open Space, Trails and Parks Master Plan to protect and preserve sensitive environmental areas and help guide public policy regarding development.
- Maximize on open space and greenway opportunities by incorporating trails to existing natural features and parks.
- Consider significant open space buffers along the Fox River and Hollenbeck Creek corridor.
- Maintain and protect recreational opportunities such as hunting, fishing, snowmobiling, cross country skiing, horseback riding and hiking.



- Seek ways to permanently protect large woodland areas.
- Create and enforce protection measures for water resources, farmland, existing drainage corridors, groundwater, forested areas, wildlife habitat, wetlands and open space.
- Collaborate with adjacent municipalities (i.e. Yorkville) and other organizations (i.e. Conservation Foundation) on protecting the natural resources found in the Village of Millbrook area.

Within the Village of Millbrook limits, the area currently has no municipal parks. The need for Village owned park lands will increase as the population grows. The Village of Millbrook community leaders should focus on being proactive in identifying such parks and recreation needs of the community and focus on ensuring that future population growth will be well served with park lands.

Scenic Corridor Buffers for Residential and Non-Residential Land Uses

An aspect related to open space is the idea of scenic corridor buffers along designated routes throughout Millbrook. Open space buffers are important in order to preserve the unique character of the area. Where scenic vistas are prominent along a designated corridor (see Exhibit E) the buffers should be designed in a manner which frames the distant views and screens undesirable components (service areas, homes, etc.). For the Village of Millbrook landscape buffers should have an informal and more “naturalized” theme in order to capture the rural landscape. Brief listings of elements to include within the buffers are:



- Native landscaping (i.e. native trees, shrubs, grasses and flowers).
- Split rail fencing and other similar naturalistic materials with earth tone colors.
- Preserved existing vegetation (if any).
- Retention ponds and storm water.
- Informal tree massings, planting of native understory trees, stones and boulders.





Existing Village Downtown

The downtown area of Millbrook has some opportunities and challenges in regards to future development and commercial potential. Below is a summary list of these opportunities and challenges;

Opportunities:

- 1) Potential long term for railroad access by tourists
- 2) Unique or quaint character and ample natural features surrounding the Millbrook area
- 3) Available areas for potential developments
- 4) Tourism and specialty shopping



Challenges :

- 1) The area is devoid of unique and consistent landscaping.
- 2) Pedestrian connections and walkways are minimal and need improvement.
- 3) Overhead wires and utility poles detract from the visual quality of the downtown.
- 4) Water and sanitary infrastructure is not available.
- 5) Visibility – The existing downtown has minimal visibility from major roads.



With the establishment of an economic program and the installation of sensitive physical improvements, the Downtown has the potential to be a convenience-oriented downtown with related small-scale commercial and service businesses catering to the local population and tourists. It is recommended that as the outer areas of Millbrook grow and expand; the downtown area should be strengthened with major emphasis on cultural and entertainment activities. Conversion of existing residential homes to office and commercial uses is also encouraged. Overall the downtown area should be walk able with quaint plazas, parks, and open space areas with a focus on strong pedestrian circulation and connectivity.

Location

- Downtown core of the Village of Millbrook (as identified on the Comprehensive Land Use Plan).
- Fox River Drive and Millbrook Road.
- Old grain facility (northeast of the existing post office).



Transportation

The transportation portion of the Comprehensive Land Use Plan includes a general evaluation of the existing transportation network within and adjacent to the Village of Millbrook's corporate limits to determine the system's general conditions, opportunities and constraints including needs for connectivity and potential road extensions and intersection improvements. Furthermore, existing and future transportation routes, road extensions and general planning goals have been examined to address issues and opportunities throughout the study area. A more detailed and comprehensive Transportation Study will be needed in the future however, for the purpose of this Comprehensive Land Use Plan, several factors have been identified.

Overall, the existing transportation system within the study area is generally found to be of adequate condition to carry current traffic volumes, however, as the Village and surrounding region experiences rapid growth there are several issues, opportunities and constraints.

- Impact of the potential Prairie Parkway east of the Village of Millbrook
- Need for controlled access points on significant road corridors such as Illinois Route 71, Millbrook Road, Whitfield Road, Fox Road, and Fox River Drive.
- Unsafe roadway alignment (i.e. Budd Road).
- Environmental constraints such as the Hollenbeck Creek Corridor and other major environmental areas (i.e. significant woodland areas, wetlands and floodplain exist in the study area).
- Major power line corridor (east section of study area paralleling the proposed Prairie Parkway).
- Promote opportunities for alternative transportation such as bicycle and pedestrian modes of travel.
- Potential funding mechanisms to improve and build future transportation needs.



ROAD CROSSING AT THE FOX RIVER



POTENTIALLY UNSAFE ROAD CURVATURES
MAY NEED TO BE IMPROVED IN THE FUTURE
AS TRAFFIC COUNTS INCREASE - BUDD
ROAD PICTURED ABOVE



Additionally, there are several specific items identified on the Transportation Plan as particular areas of focus. Many of these items listed below will require additional study in the future.



Proposed Prairie Parkway

If the proposed Prairie Parkway comes to fruition, the transportation circulation in and around the Village of Millbrook will be impacted. As shown on the **Transportation Plan (Exhibit D)** the alignment parallels the major power line corridor that exists in this general area. The Prairie Parkway will impact some of the local roads that serve Millbrook (i.e. Budd Road, Fox Road, and River Road). Budd Road is proposed to be closed east of the existing power line corridor. The other roads listed above will bridge over the Prairie Parkway. The Village of Millbrook will need to continue to monitor the progress and status of the proposed Prairie Parkway and its impact on transportation and land uses.

Intersection of Route 71, Millbrook Road and Walker Road

This intersection is identified as a problematic intersection due to the obtuse angles and poor visibility. This area is identified as a commercial core for the Village of Millbrook and will need to handle increased traffic flows and turning movements in the future.

Sandy Bluff Road Extension to Fox River Drive

As identified through the planning process, the need for a north-south transportation route from the Plano and Sandwich area may be needed, in addition to Fox River Drive. The Sandy Bluff Road extension (northwest section of study area) would require crossing the Fox River. While an expensive venture, this may be needed as Millbrook experiences rapid growth.

Intersection improvements and potential road re-alignments

There are several intersections in the Millbrook area that may need improvement in the future. The Kendall County 2008-2009 Long Range Transportation Plan also depicts many of these intersections in their report. As shown on the **Exhibit D – Transportation Plan** several intersections and specific road areas are highlighted;

- Intersection of Route 71, Millbrook Road and Walker Road
- Budd Road
- Millbrook Road at the intersection of Fox River Drive
- Highpoint Road and Fox Road
- Intersection of Millhurst Road and Burr Oak Road

Access Control

Yet another key component of an effective transportation plan is to identify the need for access control within the network. The major thoroughfares will require access control restrictions. Some roadways such as Route 71 will be determined by IDOT (Illinois Department of Transportation). However, access control for the minor thoroughfares or collector roads will need to be determined by Millbrook and Kendall County. These access controls can consist of barrier medians in key high traffic areas or intersection spacing criteria for proximity to existing or proposed access locations.

Existing Railroad Corridor

Another important transportation factor for Millbrook is the existing railroad that traverses the study area and specifically downtown Millbrook. While this is an opportunity that could serve the Village of Millbrook, it also impacts land uses. The Village of Millbrook has identified this corridor as a potential



opportunity to bring tourism to the Village. It is not a high traveled freight line and there is potential long term for this corridor to be converted to a tourist attraction or at a minimum an extension of the Fox River Trail that currently extends from the Village of Oswego to the Illinois/Wisconsin border.

Transportation Plan Implementation

The following are some key items for the implementation of the Transportation Plan.

- Formally adopt the Transportation Plan and designate routes as Major and Secondary Thoroughfares.
- As development occurs request right of way dedication from developers and/or cost contributions to the construction of such improvements.
- Create guidelines for right of way access control, signage, utility corridors, lighting, intersection criteria, and landscaping along these routes.
- Request traffic generation for each proposed development within the planning area and utilize local development controls and annexation agreements to facilitate and implement roadway system improvements in conjunction with the transportation plan.
- Coordinate with Kendall County on transportation related issues.



Economic Development

The Village of Millbrook consists of primarily agricultural land and isolated areas of residential subdivisions primarily in Kendall County jurisdiction and control (i.e. Millbrook Estates) and local businesses. In recent years, Kendall County has experienced a surge in population, becoming one of the fastest growing counties in the county. Therefore future economic growth is likely. Therefore, the Village of Millbrook's economic development vision is to promote a process and plan that constantly strives to create a diverse tax base through implementing a mix of uses such as commercial, business/office, and industrial while minimizing impact on the natural and physical elements of the area. By achieving this goal, the Village of Millbrook will ensure the resources to provide a high quality of life for residents. Therefore, economic development should be closely monitored and regionally wide development efforts should be coordinated. The Village of Millbrook's economy should result in the creation of a vibrant community and a comfortable standard of living for all who live and work here.

Looking forward

The Village of Millbrook's economy in early history was primarily agricultural related. In the future, a diversity of jobs and business is likely to occur. All residents, business operators, employees, and governing entities should be made aware of present and future economic factors and the important role that each entity can play in economic success. Safe neighborhoods, good transportation, and housing are all considered necessary infrastructure to secure positive economic development.

Tourism

The tourism industry may be in Millbrook's future with the unique character of the area. Additionally, the proximity of the railroad line provides a potential to bring residents from Chicago and the surrounding suburbs to Millbrook. In order to achieve this vision, community leaders and citizens should coordinate regional marketing plans.

Retirees

The Village of Millbrook's character, proximity to the Fox River and nearby shopping amenities (Yorkville region) offer advantages to attracting retirees. Those seeking a healthy lifestyle and numerous regional open space amenities make Millbrook an increasingly attractive place for those looking to retire. A growing retirement population as baby-boomers come of retirement age is ever increasing. While planning policies should reflect current circumstances relating to housing for this demographic group, they should also be flexible enough to respond to changing needs as the demographic mix changes in the future. The Village of Millbrook should consider the needs of an aging population as part of mixed-use developments and should work to create incentives for this style of housing.



HOUSING

The Housing element of this Comprehensive Land Use Plan addresses the likely increase of new housing as the Millbrook area experiences growth. Being located in one of the fastest growing counties in the nation, Kendall County and Millbrook specifically will be actively pursued by developers in the future. It is the goal of the Village of Millbrook to provide safe, clean, and quality housing throughout the Village.

The following items should be studied in more detail, however for purposes of this Comprehensive Land Use Plan a summary list of housing issues:

- Inventory and analysis of existing and projected housing needs.
- Existing and Future Housing Needs.
- Identification of sufficient land for a diversity of housing choices.
- Adequate provisions for many economic segments of the community.

Two important factors involved in projecting future housing needs are population and economic conditions. As mentioned above, Northeastern Illinois and specifically Kendall County is growing rapidly and the development has targeted the Village of Millbrook area. The Village of Millbrook is only in the early stages of population growth and it is likely that Millbrook will experience exponential growth in future years.

Existing and Future Housing Needs

It is likely that there will be a need for more affordable housing in the future to accommodate current and future population demands. As a rough estimate, when housing costs, excluding utilities, exceed 30 percent of a household's income, then the housing is no longer considered affordable. Additionally, the Millbrook area is expected to increase in population significantly in coming years, thus putting a demand on the housing stock. The goals and policies of the Housing Element should work in conjunction with those of the Land Use element to address the need for a variety of housing in the urban area, and to accommodate the projected population increases.

Diversity of Attainable Housing

Affordability must not be viewed as a stand-alone concept or issue. The issue is whether or not there exists an adequate number of housing units available that are also affordable to many economic segments of the community (i.e. young families and the elderly demographic group). The Millbrook Future Land Use Map designates areas for medium and high density residential uses where more affordable housing could be located. The availability of appropriately-zoned land for multi-family development, market factors, the state of the economy, and financing availability all affect the affordability of housing. Most housing constructed within the Village of Millbrook is accomplished by private developers and individuals on privately-owned land.

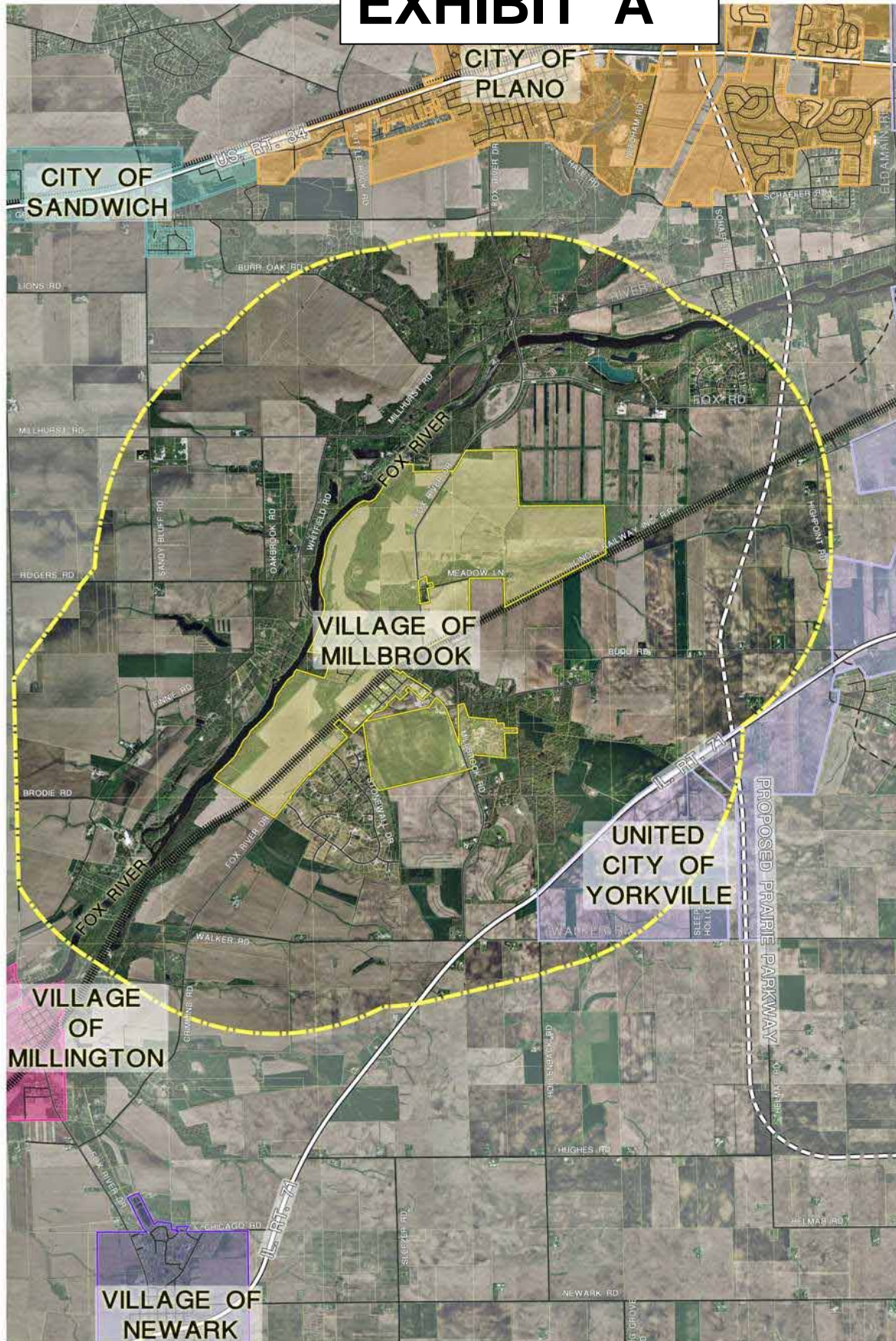


CONCLUSION

Section to be completed at the end of the planning process

DRAFT

EXHIBIT A



AERIAL EXHIBIT



EXHIBIT B

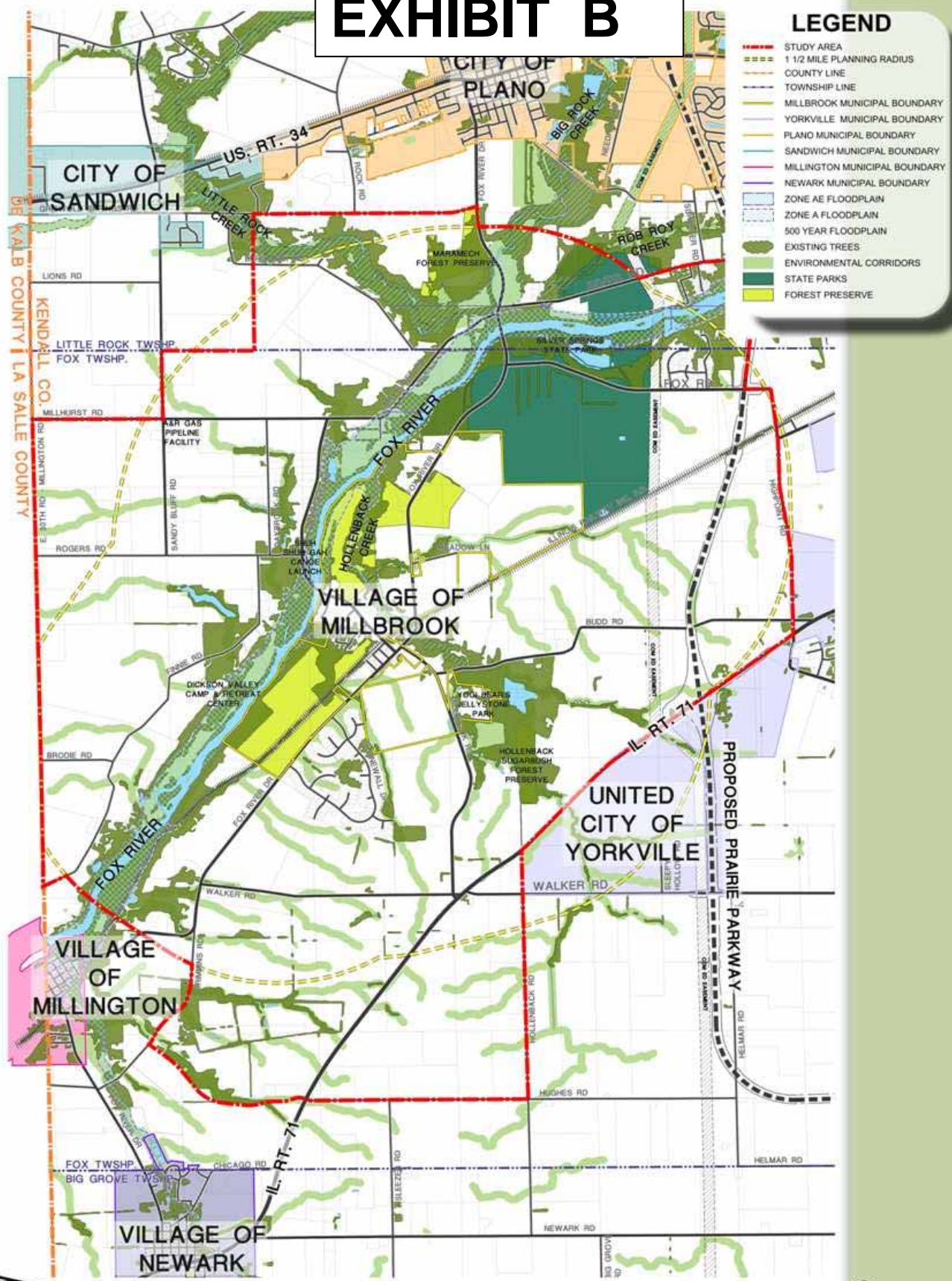
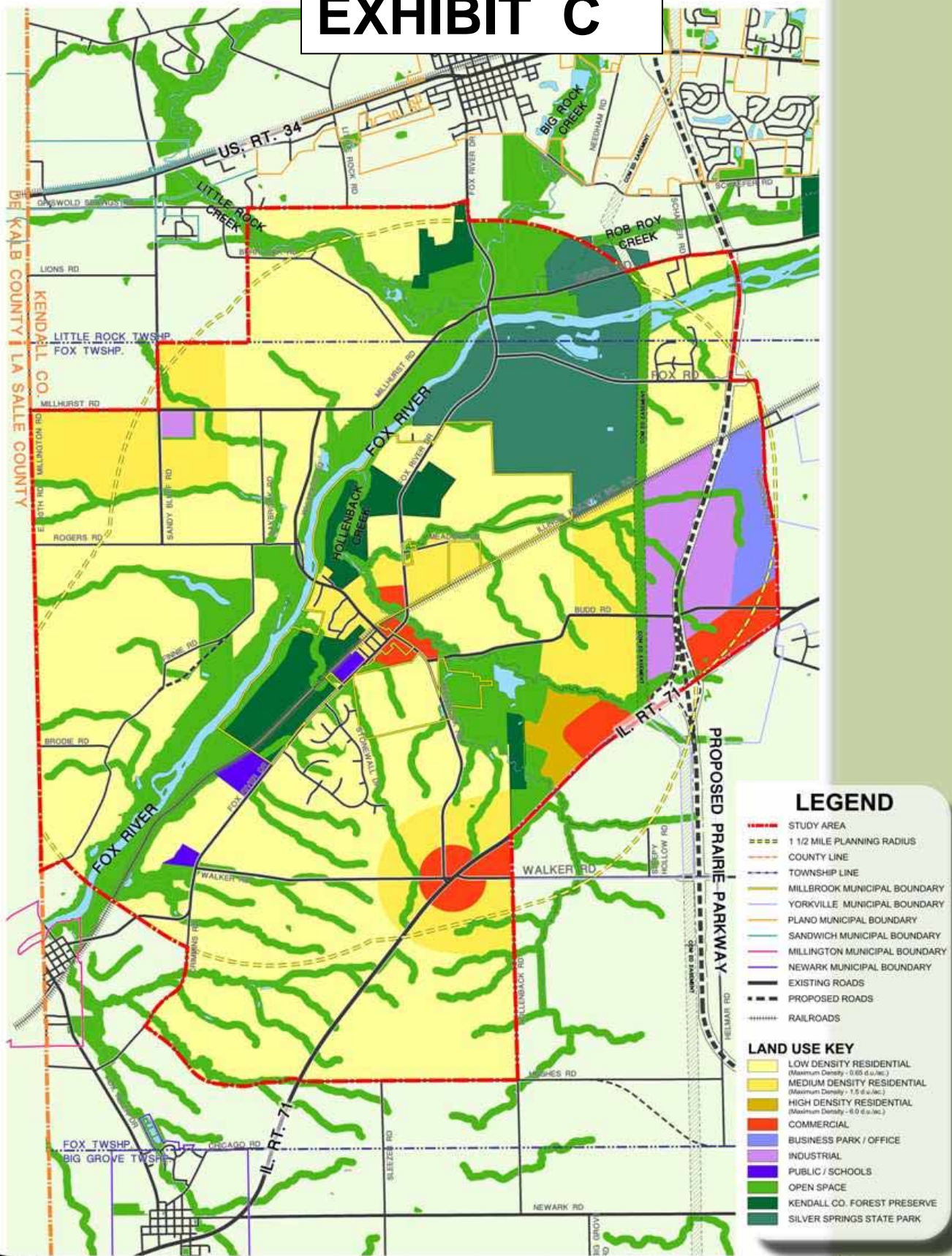


EXHIBIT C



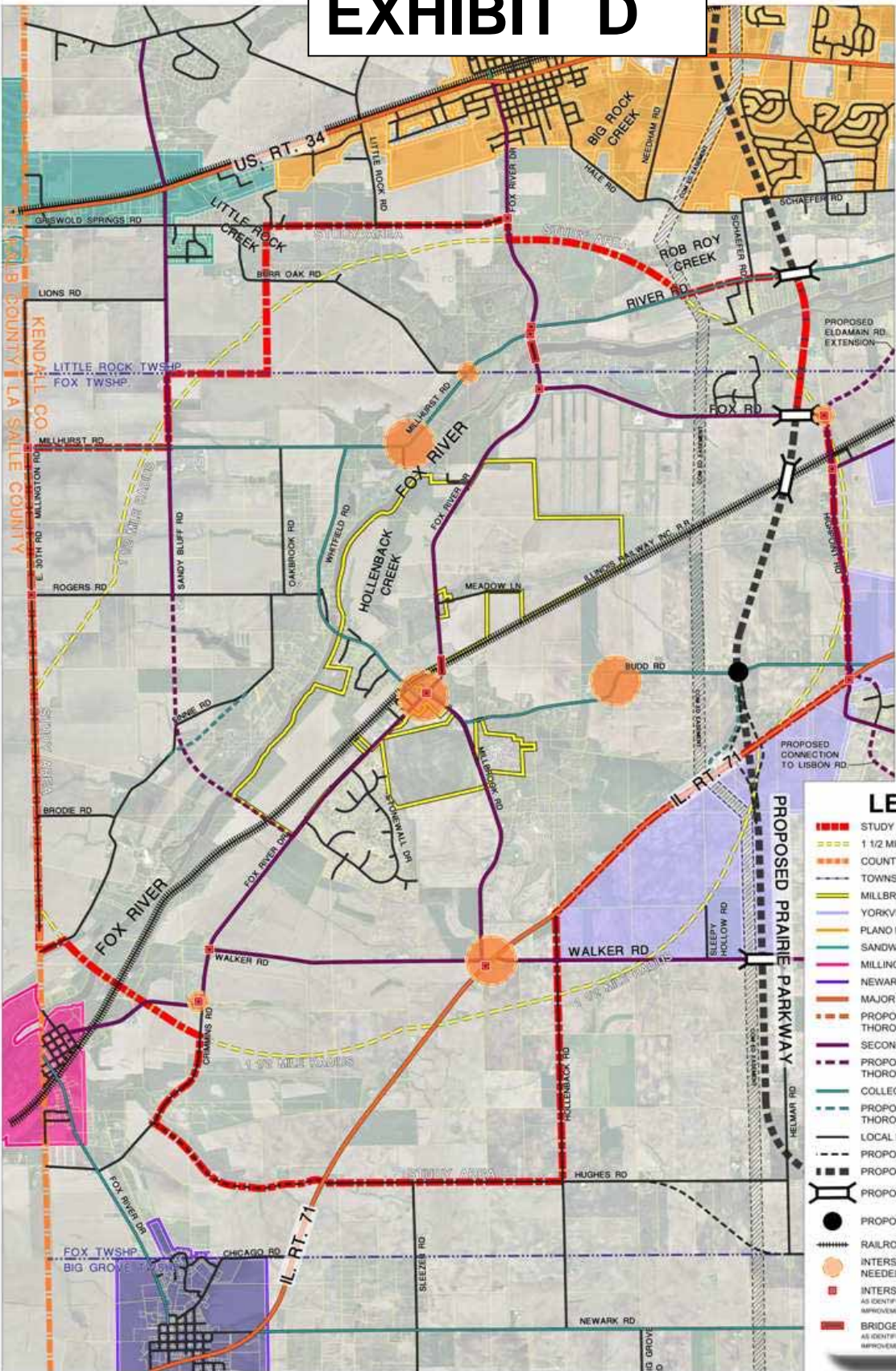
FUTURE LAND USE PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009

EXHIBIT D



TRANSPORTATION PLAN - DRAFT

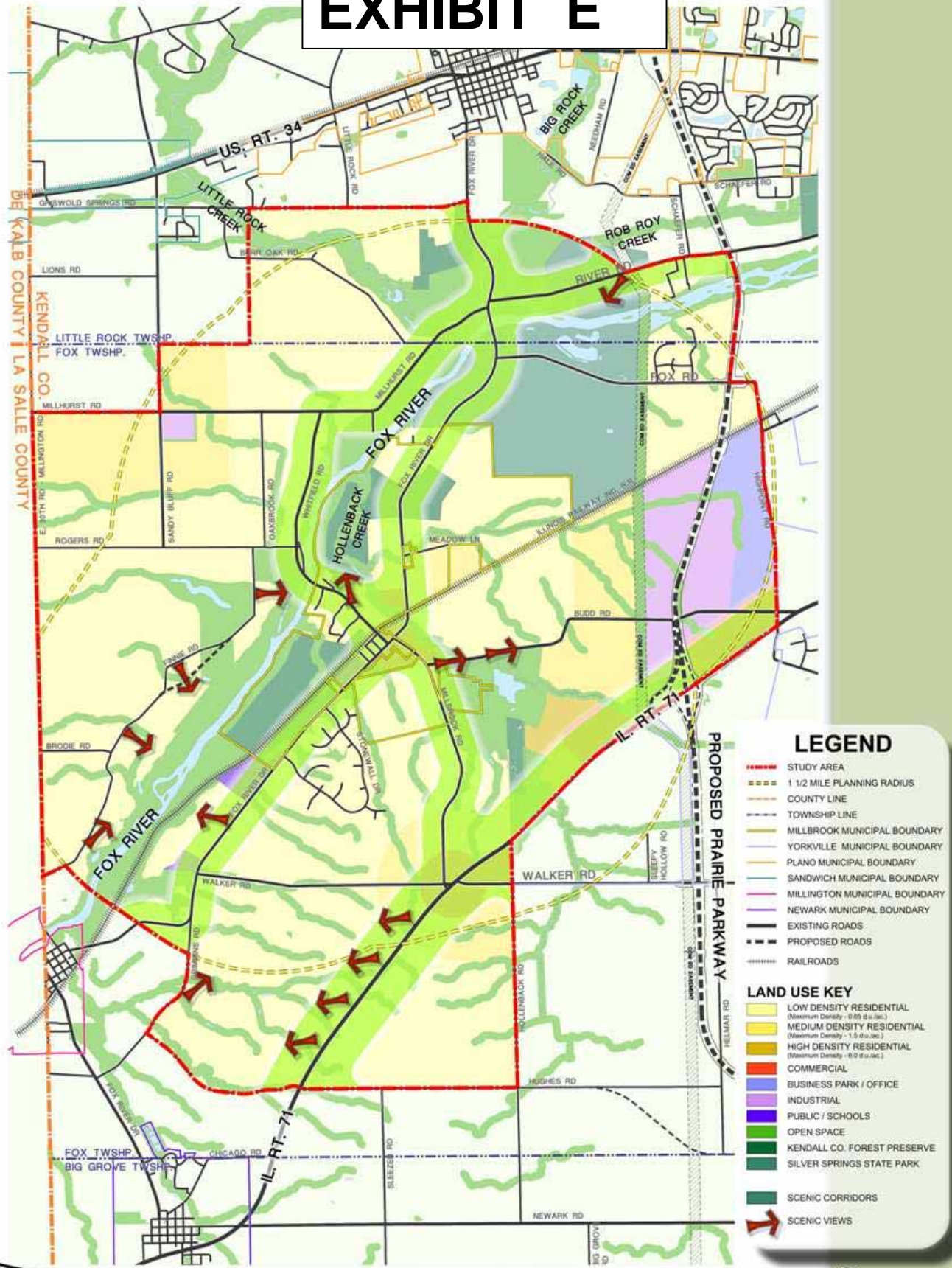
Millbrook Comprehensive Plan | Village of Millbrook


NORTH
Scale: 1" = 1.32'

Date: March 18, 2009



EXHIBIT E



SCENIC CORRIDORS - DRAFT

NORTH
Scale: 1" = 1,320'